

UNIQUE INVESTMENT IN PLAYA VENAO – IMPACT, FREEDOM & PROFITABILITY

☐ Imagine a place with no neighbors and no limitations, where nature and freedom are the true wealth.

A place without controls, protected by a safe, loving, and hard-working community, where you can leave your house open without worry.

This 5-hectare property, located directly on the main road to Playa Venao, just 2 minutes from the beach, is much more than land:

- ✂ It is a symbol of independence.
- ✂ It is a refuge for rebels and visionaries who want to build something bigger than a simple real estate project.
- ✂ It is the opportunity to create a self-sufficient city with its own micro-economy, generating constant income and a lasting legacy for future generations.

☐ In Playa Venao live Panama's most powerful people: bank owners, construction leaders, honorable entrepreneurs. Here, there is no competition and no masks—only friendship. Life is shared with respect, success, and freedom. Become part of our community.

PROJECT IMPACT & PROFITABILITY

🔗 www.beautiful-mind-venao.com

1. Commercial Plaza with Gas Station

- **Gas Station:** Projected annual revenue – **\$600,000 USD**
- **Shopping Center:** 12 stores + 18 apartments – **\$1,550,000 USD/year**

2. Four 4-Story Buildings (64 Apartments Total)

- Investment per building: **\$380,000 USD**
- Pre-sale revenue per building: **\$1,880,000 USD**
- Expansion option: up to 8 buildings with additional earthwork of only **\$9,500 USD**

3. Boutique Hotel (20 Rooms + Indoor Pool)

- Investment: **\$380,000 USD**
- Projected annual revenue: **\$280,000 USD**

REVENUE & ROI

🔗 Fixed annual income once completed:
\$2,680,000 USD

❓ ROI from apartment & commercial pre-sales:
828%

IMMEDIATE & LONG-TERM BENEFITS

1. Bank Financing Available

- Mortgage up to 80–90% of the official appraisal value (**\$4,706,000 USD**)

2. Apartment Pre-Sales

- 1 Building: **\$1,880,000 USD**
- 4 Buildings: **\$7,520,000 USD**
- 8 Buildings: **\$15,040,000 USD**

3. Competitive Costs

- Affordable local labor
 - Construction materials with up to **40% discount** on cash payments
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ADDITIONAL PROJECT DETAILS

❓ **Strategic Location** – Everyone traveling to Playa Venao, Chumico, or Cambutal passes by the property.

❓ **Three-level land** – The top level offers breathtaking ocean views.

ADVANTAGES OF PLAYA VENAO

- Fastest-growing real estate development area in Panama
- Community of entrepreneurs, business leaders, and families seeking peace and prosperity
- Zero crime – fully safe environment
- A life connected to nature and freedom

📍 Here, you are not buying land. **You are buying freedom.**

📍 You are not buying a project. **You are securing prosperity for generations.**

YOUR TIME IS NOW

Opportunities like this appear only once in a lifetime.

Playa Venao is today the epicenter of Panama's real estate growth.

📍 Decide if you want to be a spectator... or the owner of change.

📍 **Email:** alexandr.libertad.absoluta (at) gmail.com

📍 **WhatsApp:** +507 6042 5152

❑ PROJECT TECHNICAL SHEET – BEAUTIFUL MIND PANAMA ❑

Website: www.beautiful-mind-venao.com

Owner: Oleksandr Ziberman

Property ID: 30394953

Location: Los Santos Province, Pedasí District, Corregimiento Los Asientos, Main Road to Playa Venao

Total Area: 5 hectares (12 acres)

Appraised Value: \$4.72 million USD

Asking Price: \$5,2 million USD (**highly negotiable**)

❑ Property Overview – A Sanctuary of Freedom & Opportunity

Imagine **5 hectares of untamed beauty**, where **nature and liberty are your closest neighbors**. No fences, no intrusions, only **pure sunlight, ocean breeze, and a horizon of infinite possibilities**.

- **Frontage:** Directly on the main road, only **2 minutes from Playa Venao** – a world-class destination for surfers and international tourists.

- **Privacy & Security:** No neighbors, fully protected, crime-free, **you can leave your house open for months without worry.**
 - **Project Potential:** Conceptual **master plan already prepared**, with direct contacts to municipal authorities and assistance from the owner to guarantee approvals.
 - **Earthwork Completed:** Foundations ready for commercial plaza with gas station, 4 buildings, and hotel. Expansion to 8 buildings possible with minimal additional cost (\$9,500 USD).
 - **Visionary Investment:** Build a **self-sufficient city with microeconomy**, generating **lifelong passive income and securing generational wealth.**
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🔍 **Why Playa Venao? – Community of Power & Honor**

In Playa Venao, **the most influential people in Panama reside:** owners of banks, international finance, construction companies, and honorable entrepreneurs.

- **Global & Local Community:** 120+ nationalities live in harmony, forming a **supportive, trustworthy, and highly connected community.**

- **Education & Healthcare:** American private school and clinic in planning; modern hospital and university in nearby Pedasí.
 - **Nature & Adventure:** Whales, turtles, pristine beaches, surfing, eco-tourism, and Isla Iguana nearby.
 - **Safety & Lifestyle:** Truly free, safe, and respectful; **your property is your sanctuary.**
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📊 **Impact & Profitability – Golden Numbers**

ROI: 828% projected within **18 months** from pre-sales

Lifetime Passive Income: \$2.68 million USD/year upon project completion

Commercial & Residential Components

1. Commercial Plaza with Gas Station:

- Gas Station: \$600,000 USD/year projected revenue
- Shopping Center: 12 stores + 18 apartments, \$1,550,000 USD/year

2. Four 4-Story Buildings (16 apartments each, 64 total):

- Investment per building: \$380,000 USD
- Pre-sale revenue per building: \$1,880,000 USD

- Expandable to 8 buildings with minor additional earthwork

3. Boutique Hotel:

- 20 rooms + pool
- Investment: \$380,000 USD
- Annual revenue: \$280,000 USD

Additional Commercial Opportunities:

- Hardware store, restaurant & bar, fitness center, private bank license transfers
- Affordable local labor and discounted materials
- Turnkey options for commercial components available

📋 Project Execution – Guaranteed & Smooth

- Direct **guidance and contacts** for municipal approvals
- **Provisional construction permits** allowed by Panamanian law
- Environmental impact study coordinated via local contacts
- Full flexibility for new owner to implement or expand project

📋 Technical Advantages & Unique Features

- **Three levels of land** with **breathtaking ocean views** at the top
 - **Proximity:** 2 minutes from Playa Venao, ideal for surfing and tourism
 - **Strategic location:** All visitors to Playa Venao pass the property
 - **Low-cost construction:** Build 4-story buildings at \$280,000 USD each with pre-sale revenues of \$1.88 million USD per building
 - **Water & Utilities:** 3 active springs, electricity ready
 - **Master Plan Ready:** Full conceptual plan available, approvals fast-tracked
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📌 **Why Invest Now?**

- Rare opportunity for **high ROI and generational wealth**
- Access to **Panama residence** for the buyer and family via government law for high-value property acquisition
- **Secure, safe, and prestigious location**
- Join a community of **powerful, honorable, and globally connected entrepreneurs**

This is more than land—it is freedom, legacy, and exponential growth.

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